



January 26, 2010

Presentation of the

HSBC

**Tewksbury Memorial High School
Building Committee**

www.tmhsbc.org



This Presentation will address:

Existing Conditions

Project History

Partnering with MSBA

The Model School
Program

The Site Plan &
New TMHS Floor Plans

The Educational
Program

Proposed Timeline

Cost

Important Next Steps

Impact of Delay on
Proposed Timeline



Introductions

The TMHS Building Committee (HSBC)

James Cutelis - HSBC Chairman

Richard Guida - HSBC Vice Chairman

Brenda Theriault-Regan - HSBC Clerk

Dr. Christine McGrath – Superintendent

Jack Quinn - School Business Manager

Patricia Lally - TMHS Principal

Richard Montuori - Town Manager

Anne Marie Stronach - Selectman

Vincent Spada – Selectman Designee

Ron Hall - Finance Committee

Dennis Francis - School Committee

Joseph Russell - School Committee Designee

Maria McLaughlin - HSBC Secretary

The Project Manager - Heery International, Inc.

Peter Collins, CCM, LEED AP

The Architect Team – SMMA

Lorraine Finnegan, LEED AP ~ Alex Pitkin, AIA, LEED AP ~ Phil Poinelli, AIA, LEED AP

Jennifer Howe, PE, LEED AP ~ Peter Lukacic, ASLA



Existing Conditions

In 2005, the New England Association of Schools and Colleges (NEASC) concluded that the current facility **DOES NOT MEET ACCREDITATION STANDARDS.**

TMHS is put on **"WARNING"** status.

NEASC wrote, "*Every year this problem is not addressed increases the magnitude of the eventual negative impact on teaching and learning.*"

The aging condition of our high school impedes our children's opportunities to receive the education they need and deserve to compete and succeed in the 21st century.



Existing Conditions





Existing Conditions



2009

TOWN OF
Tewksbury
MASSACHUSETTS



Existing Conditions





Existing Conditions





Project History

2005: New England Association of Schools and Colleges (NEASC) concluded that the current **TMHS FACILITY DOES NOT MEET ACCREDITATION STANDARDS.**

November 2005: Tewksbury Long Range Planning Committee retained the services of Symmes Maini & McKee Associates (SMMA) to evaluate the educational needs, space and code requirements and conditions of the town's schools.

July 2006: SMMA delivers Master Plan Study to Tewksbury Long Range Space Committee

September 2006: Tewksbury submits Application/Statement of Interest (SOI) to Massachusetts School Building Authority (MSBA)

November 2007: MSBA accepts Tewksbury Statement of Interest.



Project History *(cont.)*

2008: Board of Selectman appoints HSBC

January 2009: Tewksbury High School Building Committee (HSBC) and MSBA select and approve Owners Project Manager (OPM) Heery International, Inc.

February 2009: MSBA accepts Tewksbury into the Model School Program

January to August 2009:

- HSBC tours Model Schools in Whitman, Ashland, and Hudson.
- HSBC, MSBA and Heery complete enrollment validation and confirm educational space summary.
- HSBC and Heery perform preliminary Geotechnical site borings to investigate subsurface conditions to assist in location of proposed building.
- HSBC and Heery perform existing conditions land survey for property lines, location of wetlands, utility and infrastructure services.



Project History *(cont.)*

September 2009: HSBC and Heery prepared and performed request for proposals and interviews for architect selection.

September 15, 2009: HSBC selects Symmes Maini & McKee Associates as the Architect along with the Hudson High School Model Plan.

December 2009: SMMA completes Schematic design, fitting the Hudson High School Model to Tewksbury's site and educational needs.

January 8, 2010: Schematic Design, Educational Program, and Cost Estimates are submitted to MSBA for final project approval

January 27, 2010: MSBA board meeting to "Approve TMHS Schematic Design"



Partnering with MSBA

The Massachusetts School Building Authority chose Tewksbury to be a participant in the Model School Program.

The MSBA reviewed over 400 applications from cities and towns...Tewksbury was 1 of the first 3 to be chosen based on need.

The MSBA is an active partner in the entire process working with Tewksbury to ensure a cost effective successful project.



The Model School Program

- Is a NEW MSBA Process
- Utilizes current architectural plans of existing and successful school designs = “Model Schools”
- Already saved us \$1 million dollars in preliminary design costs and an additional \$1 million in architectural design costs.
- Provides 5 extra reimbursement percentage points, worth millions of dollars to us!
- Guarantees a reimbursement paid every 30 days!
- Allows for faster overall project process which equals a continued potential savings of millions of dollars.



The Site Plans



Existing TMHS on the Site Plan



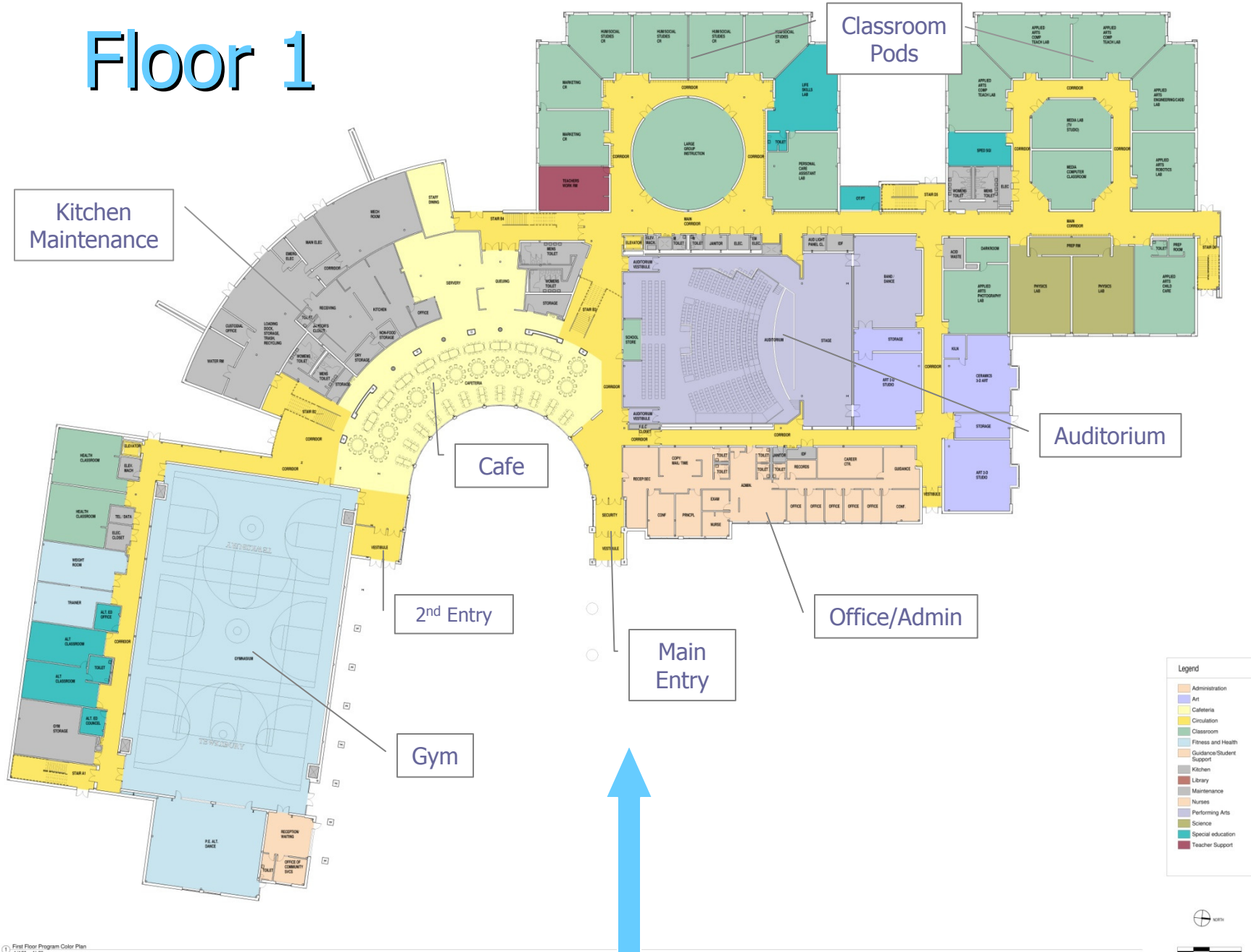
Proposed TMHS Site Plan



The New TMHS Plan



Floor 1



Legend

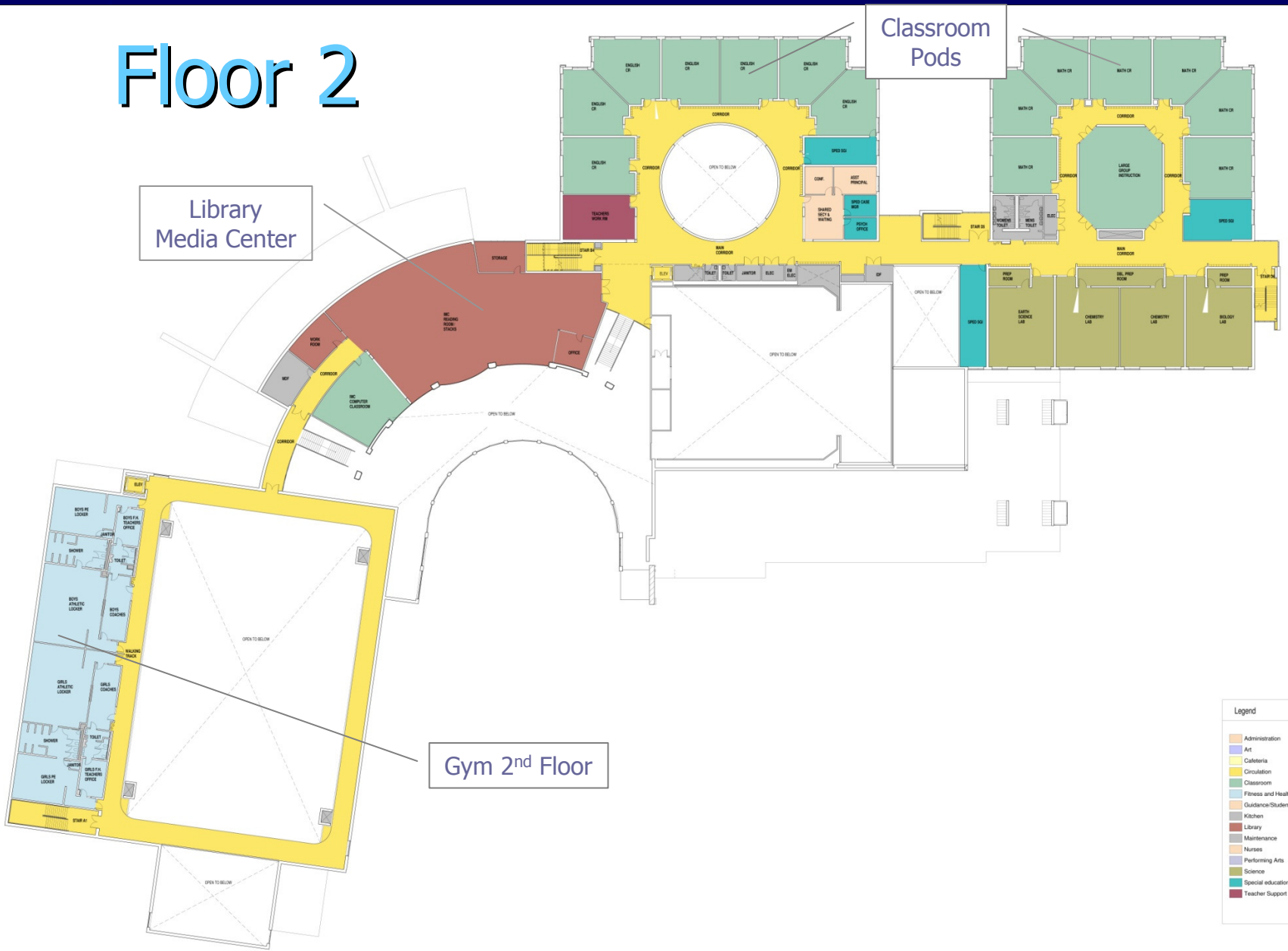
Administration
Art
Cafeteria
Circulation
Classroom
Fitness and Health
Guidance/Student Support
Kitchen
Maintenance
Nurses
Performing Arts
Science
Special education
Teacher Support

Floor 2

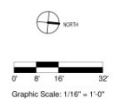
Classroom Pods

Library Media Center

Gym 2nd Floor



Legend	
[Red]	Administration
[Blue]	Art
[Yellow]	Cafeteria
[Yellow]	Circulation
[Green]	Classroom
[Light Blue]	Fitness and Health
[Light Blue]	Guidance/Student Support
[Light Blue]	Kitchen
[Light Blue]	Library
[Light Blue]	Maintenance
[Light Blue]	Nurses
[Light Blue]	Performing Arts
[Light Blue]	Science
[Light Blue]	Special education
[Light Blue]	Teacher Support



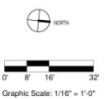
Floor 3



Classroom
Pods

Legend

Administration
Art
Cafeteria
Circulation
Classroom
Fitness and Health
Guidance/Student Support
Kitchen
Library
Maintenance
Nurses
Performing Arts
Science
Special education
Teacher Support





Let's Go Inside The New TMHS





The Educational Program

All Classrooms:

- ✓ Well lit, properly ventilated with state of the art technology to support a rigorous academic program and 21st century skills
- ✓ Situated along expanded hallways that provide for easy transitions
- ✓ Lockers are on 1 side of hallway to alleviate congestion

Science Labs:

- ✓ Modern well equipped **Science Labs** for Chemistry, Biology (each equipped with greenhouses), Physics, and Earth Science

Applied Arts Program :

- ✓ Enhanced **Art Studios** with purpose built ceramics and photography areas
- ✓ Enhanced **Computer Technology Labs**



The Educational Program

(Cont.)

Applied Arts Program (continued) :

- ✓ **Engineering/CADD Lab**
- ✓ **New Robotics Lab**
- ✓ **Personal Care Assistance Lab**
- ✓ Specially designed **Child Care Center**
- ✓ Fully equipped **Media Studio** for student broadcasting and community programming

Dedicated Special Education Spaces :

- ✓ Enhanced Life Skills Program
- ✓ Alternative Education Program
- ✓ Small Group Instruction Classrooms



The Educational Program

(Cont.)

Common Spaces to Benefit School & Community:

- ✓ 2 Large group, multi-purpose instruction spaces
- ✓ **Cafeteria**
 - ✓ Well-lit, inviting area for daily student use
 - ✓ Wi-fi enabled hub of the school, connecting other public spaces
 - ✓ Multi-purpose prime space...may be used in concert with other public spaces such as kitchen, gym, and auditorium
- ✓ **Expanded Gym** (with 3 teaching stations/3 courts)
 - ✓ Ideal for wrestling and basketball tournaments
 - ✓ Suspended track for school and community use
 - ✓ Weight room
 - ✓ Athletic training facility



The Educational Program

(Cont.)

Common Spaces to Benefit School & Community:

- ✓ **Auditorium** fully equipped with lighting and sound system
- ✓ **Library Media Center** equipped with state of the art technology blended with a comprehensive print collection

Administrative Offices & Student Services:

- ✓ Modern Health Suite
- ✓ Expanded Guidance Suite
 - ✓ Career Counseling
 - ✓ Private Meeting Space



The Educational Program

Rigorous Academic Program

+

Talented Students

+

Dedicated Faculty

**=The new TMHS will greatly enhance the
work of our faculty
done on behalf of our students.**



The Proposed Timeline

I.) Schematic Design Phase - September 2009 to March 2010
(Next 120 days)

January 27, 2010:

MSBA Board Meeting reviews and votes on Project Scope & Budget Agreement.

March 2010**

Anticipated town meeting to be held to review & approve project

Anticipated town special election/ballot to approve project funding

** Preferred Dates: Contingent on Town Meeting and Ballot Dates



The Proposed Timeline

(Cont.)

II) Construction Document Phase**

March to July 2010

Finalize design to construction documents.
Update and perform cost estimates.
Permitting and approval.

III) Procurement Phase**

July to August 2010:

Prequalification of contractors.
Bid and Award construction contract.

** Preferred Dates: Contingent on Town Meeting and Ballot Dates



The Proposed Timeline

(Cont.)

IV) Construction Phase**

September 2010 to August 2012 **

Construct New High School Building & Site.
September 2012 Open New High School.

September 2012 to April 2013 **

Demolition of existing High School
Project Closeout

** Preferred Dates: Contingent on Town Meeting and Ballot Dates



The Cost

Total Est. Project Cost ~ \$82 million

Reimbursement Rate = 60.06%

Tewksbury's Est. Cost ~ \$37 million

Your Est. Cost ~ \$21 per month

(Est \$250 per year on avg. \$345K house)

For our students ~ PRICELESS!



Important Next Steps In Proposed Timeline

Special Town Meeting : Proposed date March 1st

Ballot Vote: Proposed date March 6th

Ground Breaking:** Summer 2010

New School Opening:** Students Move In
September 2012

** Preferred Dates: Contingent on Town Meeting and Ballot Dates



Impact of Delay on Proposed Timeline

- MSBA is directing Tewksbury to schedule the Town Meeting and Ballot Vote immediately to maximize construction cost savings
- The current bid climate is extremely favorable now.
- Missing the current competitive construction environment being seen on several similar school projects could further escalate costs
- School Building completion date shifts beyond September 2012
...with ADDITIONAL COSTS
- Current cost estimates include escalation cost to mid-point of construction translating to a monthly cost in excess of \$60,000 per month.
- Increased construction costs are inevitable due to start of foundation and site work in late fall/early winter; extended winter conditions and temporary heating costs estimated at \$15,000 to \$18,000 per month.

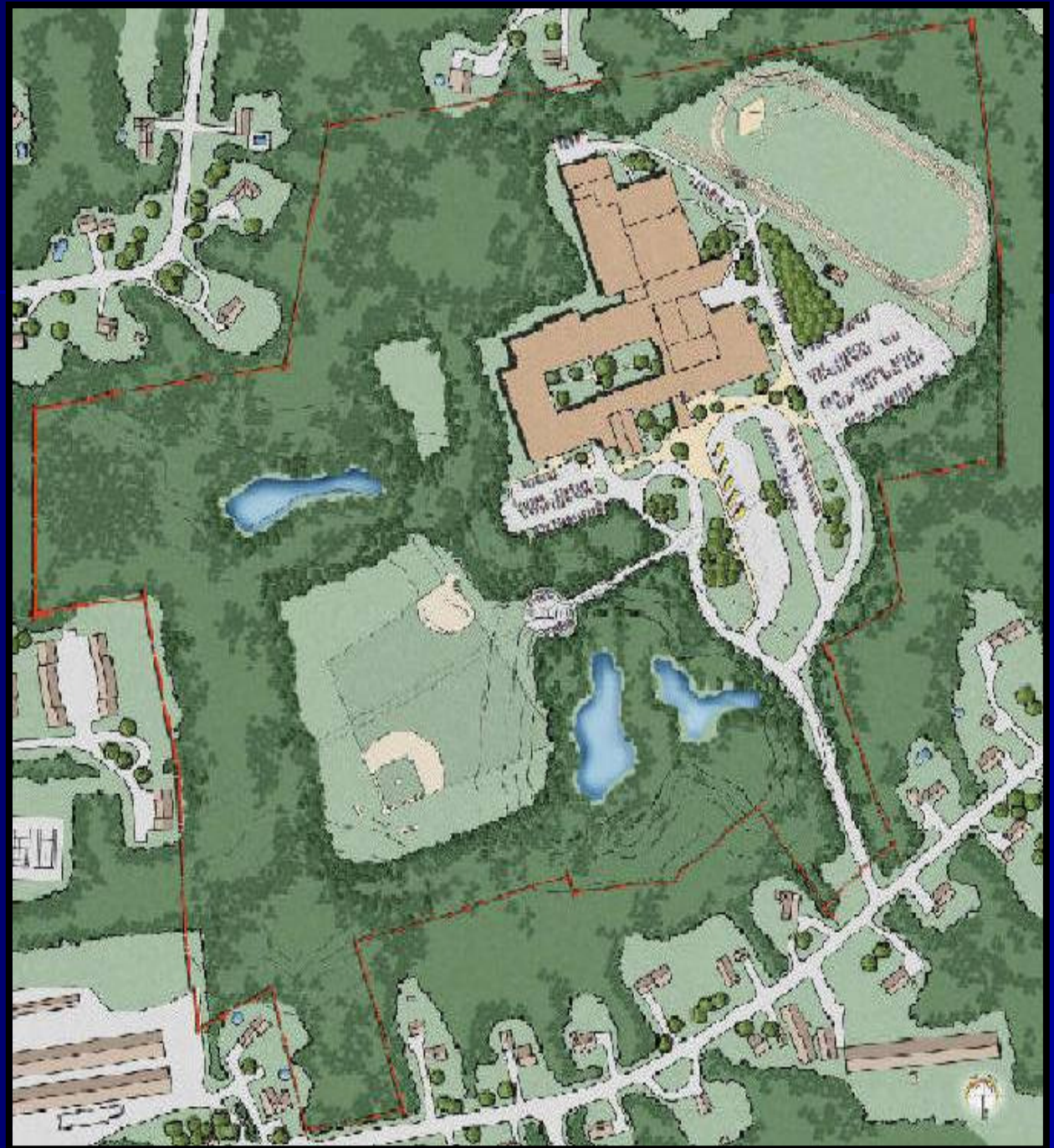


Thank You...

Questions?

Visit us at www.tmhsbc.org

**Existing
TMHS Site
Plan**



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Proposed TMHS Site Plan

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